



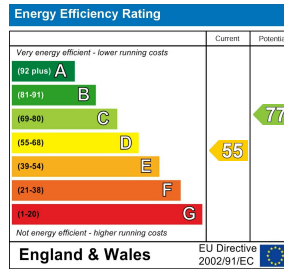
Lone Cottage | St. Thomas Lane | Ketteringham | NR18 9RH

£1,500 PCM





Total area: approx. 119.4 sq. metres (1285.3 sq. feet)
Every effort has been made to ensure the accuracy of the floor plan. However, measurements of any building, room, or other space are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floor plan is for illustrative purposes only and should not be used as a basis for any transaction. The services, systems, and appliances depicted have not been tested and are shown for illustrative purposes only. Please contact the agent for further details.



Description

If you're looking for a three bedroom detached home surrounded by open countryside with no immediate neighbours, then Lone Cottage could be the perfect property for you. Occupying a plot of over half an acre and surrounded by farmland, this charming home offers approximately 1,285 sq.ft. of well proportioned accommodation. The ground floor comprises a generous 21'3 sitting room with a wood burning stove, a separate dining room, kitchen, utility room and a downstairs shower room. Upstairs are three double bedrooms and a family bathroom. The main bedroom also benefits from an adjoining dressing room, study or cot room, providing a versatile additional space.

The property benefits from wooden double glazing, oil-fired central heating, a private septic tank and a borehole water supply. As with many rural homes, you may wish to explore satellite broadband options such as Starlink. Lone Cottage is accessed via a shared driveway serving the neighbouring farm, with its own private driveway beyond a five-bar gate. Offering a wonderful rural setting with generous gardens and farmland surrounding the property, this is an ideal home for those looking to enjoy country living.

Key features

- Detached three bedroom cottage occupying a plot of over half an acre
- Approx. 1,285 sq.ft. of accommodation, currently being updated
- Separate dining room, kitchen, utility room and ground floor shower room
- Oil central heating, wooden double glazing, private septic tank and borehole water supply
- A rare opportunity for those seeking countryside living with generous outside space
- Surrounded by open farmland with no immediate neighbours
- Impressive 21'3 sitting room featuring a wood-burning stove
- Main bedroom benefiting from an adjoining dressing room, study or cot room
- Satellite broadband, such as Starlink, is recommended
- Available Mid-End of August

Council Tax Band & Local Authority: C, South Norfolk
Deposit Required: £1,730

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN